

A DECLARATORY RESOLUTION confirming designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 818, 821, 822, 824, 826, 828, 830, 831 South Calhoun Street, 104-108, 110-114, 116 West Wayne Street, 107 & 113 East Wayne Street, Fort Wayne, Indiana 46802 (City Center Associates, LP).

WHEREAS, Common Council has previously designated by Declaratory Resolution the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Parcel I:

Lot Number 128 on the original plat of the Town, now City, of Fort Wayne, and a strip of land 2 1/2 feet in width adjoining the same on the East said strip being the West 1/2 of a former alley.

Parcel II:

Lot Numbered one hundred twenty nine (129) in the Original Plat of the Town, now City of Fort Wayne.

Also

The North twenty (20) feet of the South ninety (90) feet of Lot one hundred thirty (130) in the Original Plat of the Town, now City, of Fort Wayne, more particularly described as follows:

Commencing at a point on the West line of said Lot one hundred thirty (130) in the Original Plat of the Town, now City, of Fort Wayne, Ninety (90) feet North of the Southwest corner of said lot, thence East parallel with the South line of said lot, sixty (60) feet, thence South along the East line of said lot twenty (20) feet, thence West parallel with the South line of said lot sixty (60) feet to the West line thereof, thence North along the West line of said lot twenty (20) feet to the place of beginning.

Parcel III:

The South Twenty (20) feet of the North Sixty (60) feet of Lot Numbered One Hundred and Thirty (130) Original Plat of the City of Fort Wayne, and more particularly described as follows, to wit:

Commencing at a point of the West line of said Lot Numbered One Hundred and Thirty (130) aforesaid Forty (40) feet South of the Northwest corner thereof; thence East parallel with the North line to the East line of said Lot; thence South on said East line Twenty (20) feet; thence West parallel with North line thereof to the West line of said Lot; thence North on said West line Twenty (20) feet to the place of beginning.

Parcel IV:

Part of Lot 130 in the original plat of the Town, now



City, of Fort Wayne, Allen County, Indiana, described as follows:

Commencing at the Southwest corner of said Lot; thence running North fifty (50) feet; thence running East sixty (60) feet on a line parallel with the South line of said Lot; thence South fifty (50) feet; thence West sixty (60) feet to the place of beginning.

AND,

Part of Lot 130 in the original plat of the Town, now City, of Fort Wayne, Allen County, Indiana, described as follows:

Commencing at a point fifty (50) feet North from the Southwest corner of said Lot; thence running North twenty (20) feet; thence East sixty (60) feet on a line parallel with the South line of said Lot; thence South twenty (20) feet; thence West sixty (60) feet to the place of beginning.

ALSO:

The West 40 feet of Lot 133; the East 20 feet of Lot 133; the West 20 feet of Lot 132; the East 20 feet of the West 40 feet of Lot 132; the South 20 feet of Lot 131; the South 86.6 feet of the East 20 feet of Lot 132; the 20 feet North of the South 20 feet of Lot 131; the 20 feet North of the South 40 feet of Lot 131; the North 22 1/2 feet of the South 82 1/2 feet of Lot 131; the 20 feet South of the North 47 1/2 feet of Lot 131; the 15 5/6 feet South of the North 31 2/3 feet of Lot 131; the North 31 2/3 feet of Lot 131; the North 63.4 feet of the East 20 feet of the Lot 132; all in the Original Plat of the City of Fort Wayne.

said property more commonly known as 818, 821, 822, 824, 826, 828, 830, 831 South Calhoun Street, 104-108, 110-114, 116 West Wayne Street, 107 & 113 East Wayne Street, Fort Wayne, Indiana 46802.

WHEREAS, said project will create 37 additional permanent jobs for a total additional annual payroll of \$1,000,000.00, with the average new annual job salary being \$28,500.00; and

WHEREAS, the total estimated project cost is \$10,000,000.00; and

WHEREAS, recommendations have been received from the Committee on Finance and the Department of Economic Development concerning said Resolution;

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution.

WHEREAS, if said resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.



NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

1           SECTION 1. That, the Resolution previously designating the  
2 above described property an "Economic Revitalization Area" is  
3 confirmed in all respects.

4           SECTION 2. That, the hereinabove described property is  
5 hereby declared an "Economic Revitalization Area" pursuant to I.C.  
6 6-1.1-12.1, said designation to begin on the effective date of  
7 this Resolution and continue for a five (5) year period. Said  
8 designation shall terminate at the end of that five (5) year  
9 period.

10          SECTION 3. That, said designation of the hereinabove  
11 described property as an "Economic Revitalization Area" shall  
12 apply to a deduction of the assessed value of real estate.

13          SECTION 4. That, the estimate of the number of individuals  
14 that will be employed or whose employment will be retained and the  
15 estimate of the annual salaries of those individuals and the  
16 estimate of the value of redevelopment or rehabilitation all  
17 contained in Petitioner's Statement of Benefits, are reasonable  
18 and are benefits that can be reasonably expected to result from  
19 the proposed described redevelopment or rehabilitation.

20          SECTION 5. The current year approximate tax rates for taxing  
21 units within the City would be:

22           (a) If the proposed development does not occur, the  
23 approximate current year tax rates for this site would  
24 be \$7.595561/\$100.

25           (b) If the proposed development does occur and no deduction  
26 is granted, the approximate current year tax rate for  
27 the site would be \$7.595561/\$100 (the change would be  
28 negligible).

29           (c) If the proposed development occurs, and a deduction  
30 percentage of fifty percent (50%) is assumed, the  
31 approximate current year tax rate for the site would be  
32 \$7.595561/\$100 (the change would be negligible).

FOUR STAR BOND



SECTION 6. Pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from the assessed value of the real property shall be for a period of 10 years.

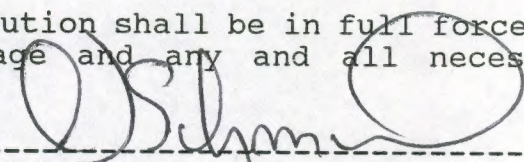
SECTION 7. The benefits described in the Petitioner's Statement of Benefits can be reasonably expected to result from the project and are sufficient to justify the applicable deductions.

SECTION 8. For real property, a deduction application must contain a performance report showing the extent to which there has been compliance with the Statement of Benefits form approved by the Fort Wayne Common Council. This report must be submitted to the Allen County Auditor's Office and the Common Council and must be included in the deduction application. For subsequent years, the performance report must be updated within sixty days after the end of each year in which the deduction is applicable.

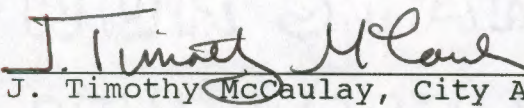
SECTION 9. The performance report must contain the following information:

- A. The cost and description of real property improvements.
- B. The number of employees hired through the end of the preceding calendar year.
- C. The total salaries of the employees hired through the end of the preceding calendar year as a result of the deduction.
- D. The total number of employees employed at the facility receiving the deduction.
- E. The total assessed value of the real property deduction.
- F. The tax savings resulting from the real property being abated.

SECTION 10. That, this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.

  
-----  
Council Member

APPROVED AS TO FORM AND  
LEGALITY

  
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: \_\_\_\_\_

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by W. J. Smith, seconded by John, and duly adopted, placed on its passage. PASSED 10:57 by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	9			
BRADBURY	✓			
EDMONDS	✓			
GIAQUINTA	✓			
HENRY	✓			
LONG	✓			
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 1-14-92

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. Q-02-92 on the 14th day of January, 1992

ATTEST:  
Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

(SEAL)  
Thomas E. Henry  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of January, 1992 at the hour of 11:30 o'clock A M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of January, 1992, at the hour of 11:45 o'clock 9 A M., E.S.T.

1164  
PAUL HELMKE, MAYOR



DATED: 12-10-91

Read the third time in full and on motion by \_\_\_\_\_  
seconded by \_\_\_\_\_, and duly adopted, placed on its  
passage. PASSED \_\_\_\_\_ LOST by the following vote:

DATED: \_\_\_\_\_

Passed and adopted by the Common Council of the City of Fort Wayne,  
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)  
(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. \_\_\_\_\_  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

SEAL

PRESIDING OFFICER

SANDRA E. KENNEDY, CITY CLERK

PAUL HELMKE, MAYOR

BILL NO. R-91-12-21

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN  
CLETUS R. EDMONDS, VICE CHAIRMAN  
LUNSEY, LONG, RAVINE

WE, YOUR COMMITTEE ON FINANCE TO WHOM

WAS REFERRED AN (~~ORDINANCE~~) (RESOLUTION) confirming the

designation of an "Economic Revitalization Area" under I.C.  
6-1.1-12.1 for property commonly known as 818, 821, 822, 824,  
826, 828, 830, 831 South Calhoun Street, 104-108, 110-114, 116 West  
Wayne Street, 107 & 113 East Wayne Street, Fort Wayne, 46802  
(City Center Associates, LP)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*Mark E. Giaquinta*

*C. R. Edmonds*

*Richard Long*

*Philip Long*

*Rebecca Ravine*

DATED: 1-14-92

Sandra E. Kennedy  
City Clerk

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

TITLE OF ORDINANCE CONFIRMING RESOLUTION

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE City Center Associates' is requesting a tax abatement in order to construct a management and leasing operation of a four story office building, the major tenants of which will be a commercial bank and an architectural and engineering firm. A seven story parking garage will also be located on the project site which will serve the occupants of the office building as well as the general public. The subject property has been declared an allocation area by the Fort Wayne Redevelopment Commission and is subject to their approval.

9-91-12-21

EFFECT OF PASSAGE The creation of 37 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \_\_\_\_\_

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta





## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1208

SANDRA E. KENNEDY, CITY CLERK

December 12, 1991

Ms. Connie Lambert  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of  
December 16, 1991, in both the News Sentinel and Journal  
Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Bill No. R-91-12-18 & R-91-12-19  
Comcast Cablevision of Indiana LP

Bill No. R-91-12-20 & R-91-12-21  
City Center Associates, LP

Please send us 3 copies of the Publisher's Affidavit from  
both newspapers.

Thank you.

Sincerely yours,

*Sandra E. Kennedy*  
Sandra E. Kennedy  
City Clerk

SEK/ne  
ENCL: 2



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-91-12-20 AND R-91-12-21 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on December 10, 1991 ,  
date

designating property at 818, 821, 822, 824, 826, 828, 830, 831  
South Calhoun Street, 104-108, 110-114, 116 West Wayne Street,  
107 & 113 East Wayne Street, Fort Wayne, Indiana 46802  
(City Center Associates, LP)

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, January 14, 1992, at 7:00 P.M.,  
date, time & place  
o'clock, Common Council Conference Room 128, 1st Floor, City-County  
Bldg., Fort Wayne, IN

If confirmed, said designation shall continue for five (5) years after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.



Sandra E. Kennedy  
City Clerk



FW Common Council

(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

County, Indiana

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

## COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines  
at .33 cents per line

\$ 8.25

Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 9.25

## DATA FOR COMPUTING COST

Width of single column 12.5 ems

Number of insertions 1

Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: Dec 16, 19 91

Title: Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

12/16/91

Subscribed and sworn to before me this 16th day of Dec, 19 91.

Notary Public Whitley County, IN  
SHELLEY R. LARUE

My commission expires: March 3, 1994

NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
(RESOLUTIONS NO. R-91-12-20 AND R-91-12-21)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on December 10, 1991, designating property at 818, 821, 822, 824, 826, 828, 830, 831 South Calhoun Street, 104-108, 110-114, 116 West Wayne Street, 107 & 113 East Wayne Street, Fort Wayne, Indiana 46802 (City Center Associates, LP) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, January 14, 1992, at 7:00 P.M. o'clock, Common Council Conference Room 128, 1st Floor, City-County Bldg., Fort Wayne, IN. If confirmed, said designation shall continue for five (5) years after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk



Claim No. \_\_\_\_\_ Warrant No. \_\_\_\_\_

IN FAVOR OF

Fort Wayne Newspapers, Inc.  
Agent for The Journal-Gazette  
600 West Main Street  
Fort Wayne, IN 46802

\$ \_\_\_\_\_

ON ACCOUNT OF APPROPRIATION FOR

Allowed \_\_\_\_\_, 19 \_\_\_\_\_

In the sum of \$ \_\_\_\_\_

I have examined the within claim and hereby  
certify as follows:

That it is in proper form

That it is duly authenticated as required by law.

That it is based upon statutory authority.

That it is apparently ☐ Correct ☐ Incorrect

I certify that the within claim is true and correct  
that the services therein itemized and for which  
charge is made were ordered by me and were  
necessary to the public business.

\_\_\_\_\_, 19 \_\_\_\_\_

TABLE SHOWING PRICE PER LINE AND PER INSERTION

	Size of type	Number of insertions			
		1	2	3	4
Governmental Agencies, City, County and State	6	.330	.495	.660	.825
Individuals, Businesses, Federal Government Agencies	6	1.29	1.29	1.12	1.02



FW Common Council  
(Governmental Unit)

To:

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

County, Indiana

## PUBLISHER'S CLAIM

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)  
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

## COMPUTATION OF CHARGES

25 lines, 1 columns wide equals 25 equivalent lines  
at .33 cents per line\$ 8.25Additional charge for notices containing rule or tabular work  
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00

TOTAL AMOUNT OF CLAIM

\$ 9.25

## DATA FOR COMPUTING COST

Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: Dec 16, 19 91Title: Clerk

## PUBLISHER'S AFFIDAVIT

State of Indiana )

) ss:

Allen County )

Personally appeared before me, a notary public in and for said county and state, the undersigned Cindy Gillenwater who, being duly sworn, says that he/she is Clerk of the The News-Sentinel newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time 12/16/91, the dates of publication being as follows:

12/16/91Subscribed and sworn to before me this 16th day of Dec 19 91.Notary Public Whitley County, IN  
SHELLEY R. LARUEMy commission expires: March 3, 1994

NOTICE OF PUBLIC HEARING  
FORT WAYNE COMMON COUNCIL  
(RESOLUTIONS NO. R-91-12-20 AND R-91-12-21)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on December 10, 1991, designating property at 818, 821, 822, 824, 826, 828, 830, 831 South Calhoun Street, 104-108, 110-114, 116 West Wayne Street, 107 & 113 East Wayne Street, Fort Wayne, Indiana 46802 (City Center Associates, LP) an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, January 14, 1992, at 7:00 P.M. o'clock, Common Council Conference Room 128, 1st Floor, City-County Bldg., Fort Wayne, IN. If confirmed, said designation shall continue for five (5) years after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy  
City Clerk



Claim No. \_\_\_\_\_ Warrant No. \_\_\_\_\_

Fort Wayne Newspapers, Inc.  
Agent for The News-Sentinel  
600 West Main Street  
Fort Wayne, IN 46802

\$ \_\_\_\_\_

ON ACCOUNT OF APPROPRIATION FOR

Allowed \_\_\_\_\_, 19 \_\_\_\_\_

In the sum of \$ \_\_\_\_\_

I have examined the within claim and hereby  
certify as follows:

That it is in proper form

That it is duly authenticated as required by law.

That it is based upon statutory authority.

That it is apparently ☐ Correct ☐ Incorrect

I certify that the within claim is true and correct  
that the services therein itemized and for which  
charge is made were ordered by me and were  
necessary to the public business.

\_\_\_\_\_, 19 \_\_\_\_\_

TABLE SHOWING PRICE PER LINE AND PER INSERTION

	Size of type	Number of insertions			
		1	2	3	4
Governmental Agencies, City, County and State	6	.330	.495	.660	.825
Individuals, Businesses, Federal Government Agencies	6	1.29	1.29	1.12	1.02